

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES

September 13, 2018

Chairperson T. Michalski called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: T. Michalski, J. Montgomery-Keast, B. Mazade, B. Larson, M. Hovey-Wright

MEMBERS ABSENT: S. Gawron, excused; J. Doyle, excused; E. Hood, excused; F. Peterson, excused

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: S. Singh, 415 E Laketon Ave; J. Davis

APPROVAL OF MINUTES

A motion to approve the Minutes of the regular Planning Commission meeting of August 16, 2018, was made by J. Montgomery-Keast, supported by B. Larson and unanimously approved.

PUBLIC HEARINGS

2018-27: Request for a special land use permit to allow a gas station at 415 E Laketon Ave, by Surinder Kaur. M. Franzak presented the staff report. The property is located at the southeast corner of the intersection of Wood St. and Laketon Ave and is currently the location of Metro PCS. The applicant is requesting a special use permit to change the use to a gas station, and they intend to add a small addition to host a beer cooler. The lot measures roughly 18,730 square feet, the current building measures 1,251 square feet and the addition would add 560 square feet. The property is zoned B-2, Convenience & Comparison Business District, which allows automobile service stations for the sale of gasoline, oil, tires, muffler tune up, not including major repair such as engine rebuilding, undercoating, and similar industrially-oriented activities, and further subject to the following conditions: 1) The curb cuts for ingress and egress to a service station shall not be permitted at such locations that will tend to create traffic hazards in the streets immediately adjacent thereto. Entrances shall be no less than twenty-five (25) feet from a street intersection (measured from the roadway) or from adjacent residential property, and subject to other ordinances of the City; 2) The minimum lot area shall be ten thousand (10,000) square feet, and so arranged that ample space is available for motor vehicles which are required to wait; 3) There shall be provided, on those sides abutting or adjacent to a residential district, a four foot (4') completely obscuring wall or fence. The height of the wall or fence shall be measured from the surface of the ground; 4) All lighting shall be shielded from adjacent residential districts and from abutting streets; and 5) All restroom doors shall be shielded from adjoining residential property.

M. Franzak distributed an updated site plan to the board members and stated that it addressed most of the staff concerns listed in the original staff report mailed to the board, including the issues with

traffic flow. They still needed to submit a stormwater management plan but staff could review that to ensure it met the requirements. They also addressed blight issues on the property such as broken concrete. They still needed to add some plantings and a greenbelt, but would need to leave a concrete pad for the bus stop at that location. Franzak stated that the property met the requirements listed above for a Special Use Permit. Notices were sent to properties within 300 feet of this property but no comments were received.

B. Larson asked if the gas station would be affiliated with a major oil company or independently owned. S. Singh stated that at this point it would be individually owned, although they had contacted some of the major oil companies and were still considering their options. He stated they would be installing new underground tanks and lines, as well as removing any old tanks. They had been in business for 2 years there with the cell phone store so he was aware of the condition of the property. M. Hovey-Wright asked if he had had any input from the neighborhood association regarding alcohol sales. S. Singh stated that they had not applied to sell alcohol at this time and not spoken to the neighborhood association; however, they would likely consider selling beer and wine at a later date as part of a convenience store. J. Davis was the builder and explained some of the planned improvements to the building. They were going to build an addition for a walk-in cooler, add more glass to the front to improve aesthetics, and install a handicap-accessible entrance. B. Mazade asked if alcohol sales would have any effect the Special Use Permit. M. Franzak stated that it would not.

A motion to close the public hearing was made by B. Mazade, supported by J. Montgomery-Keast and unanimously approved.

A motion that the request for a special land use permit to allow a gas station at 415 E Laketon Ave be approved, with the conditions that 1) the concrete bus pad must remain on site, 2) a stormwater management plan must be approved by staff, and 3) landscaping and a greenbelt buffer must be added as required by the ordinance and approved by staff, was made by J. Montgomery-Keast, supported by M. Hovey-Wright and unanimously approved, with T. Michalski, J. Montgomery-Keast, B. Mazade, F. Peterson, B. Larson, and M. Hovey-Wright voting aye.

NEW BUSINESS

None

OLD BUSINESS

None

OTHER

There being no further business, the meeting was adjourned at 4:30 p.m.

dr